

# Survey Responses

1101 Yates Street

# Have Your Say

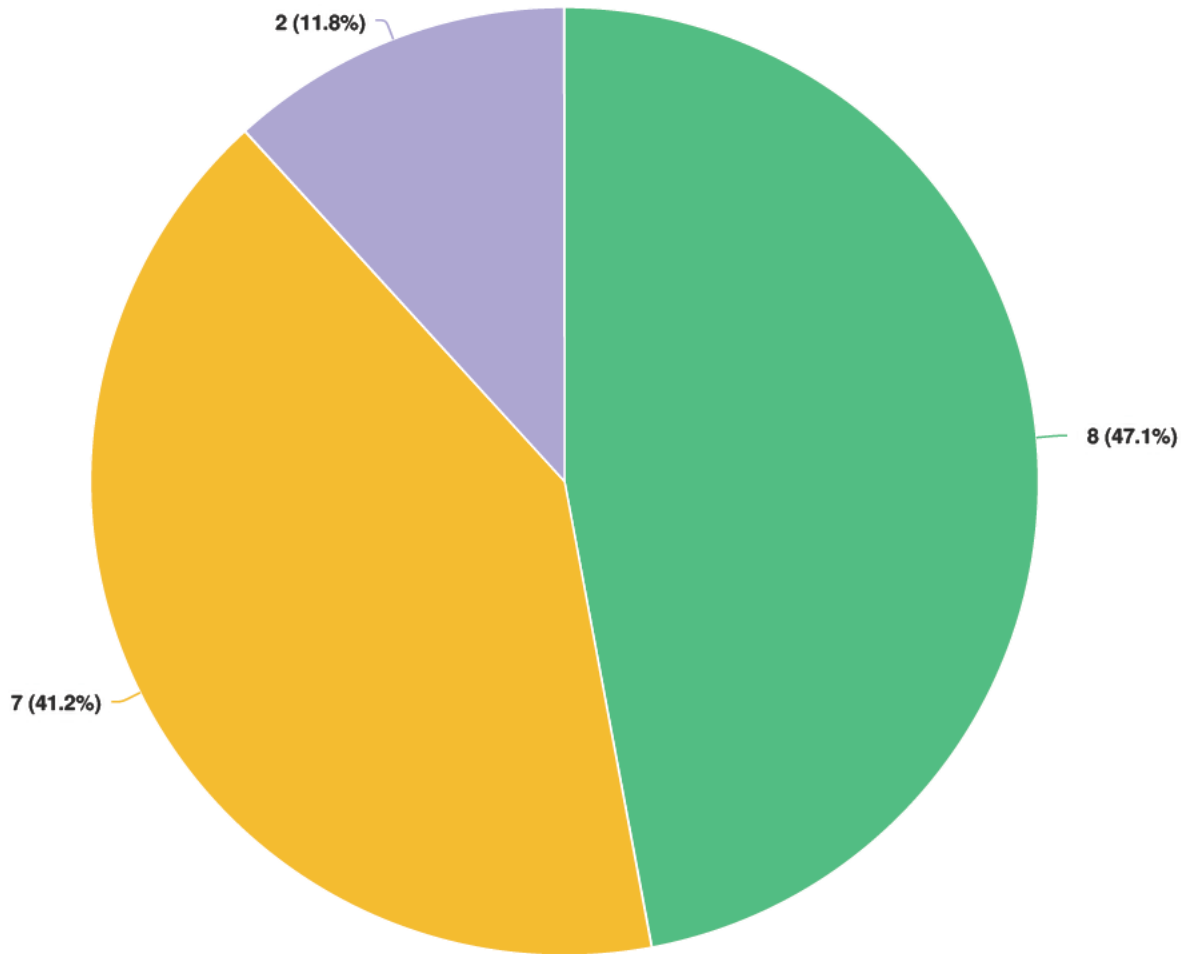
Project: 1101 Yates Street



VISITORS					
17					
CONTRIBUTORS			RESPONSES		
17			17		
0	0	17	0	0	17
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

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**Q1** | What is your position on this proposal?



**Question options**

- Support
  - Oppose
  - Other (please specify)
-



**Respondent No:** 1  
**Login:** Anonymous

**Responded At:** Jun 30, 2025 10:43:10 am  
**Last Seen:** Jun 30, 2025 10:43:10 am

**Q1. What is your position on this proposal?** Support

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**Q2. Comments (optional)**

not answered

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**Q3. Your Full Name** Marc-Antoine Dufault

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**Q4. Your Street Address** 2103 Fernwood Road

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**Q5. Your email address (optional)** not answered

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**Respondent No:** 2  
**Login:** Anonymous

**Responded At:** Jun 30, 2025 13:07:06 pm  
**Last Seen:** Jun 30, 2025 13:07:06 pm

**Q1. What is your position on this proposal?** Support

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**Q2. Comments (optional)**

I have lived within 200m of this location for 14 out of the last 15 years. I have worked in a building built by Rob Jawl and I've talked to him a few times about his development philosophy. I think he is a huge asset to our city and this proposal looks fantastic. Disclosures: I am NOT a personal friend of Mr. Jawl's, nor family member or business contact, just a very passing acquaintance whom he may not even remember. My respect for him derives only from his actions and publicly expressed opinions.

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**Q3. Your Full Name** Nicholas Picard

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**Q4. Your Street Address** 202-1488 Cook St.

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**Q5. Your email address (optional)**

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**Respondent No:** 3

**Login:** Anonymous

**Responded At:** Jun 30, 2025 17:39:55 pm

**Last Seen:** Jun 30, 2025 17:39:55 pm

**Q1. What is your position on this proposal?** Oppose

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**Q2. Comments (optional)**

I am opposed to the height of the building. Exceeding the Core Residential OCP of 10-20 stories and calling it "transitional" just seems misleading. I think this building should follow the existing rules and not exceed 8 stories. Everything else about the project seems great though!

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**Q3. Your Full Name** Steven Barre

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**Q4. Your Street Address** 1100 Yates Street

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**Q5. Your email address (optional)**

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**Respondent No:** 4

**Login:** Anonymous

**Responded At:** Jul 02, 2025 17:04:39 pm

**Last Seen:** Jul 02, 2025 17:04:39 pm

**Q1. What is your position on this proposal?** Oppose

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**Q2. Comments (optional)**

Opposing due to size and nature of proposed buildings, I have seen similar low-income rental buildings go up in the area which has contributed to a drastic drop in housing values, as well as an increase in criminal activity, homeless population in the area and a general feeling of a lack of safety. I have been approached and harassed by unsavoury individuals who reside in one such residence and I do not want to see another one built in my neighbourhood. I don't feel safe walking around in my area and that is very sad. I am also now stuck with my property due to the severe decrease in property values in the last 2 years.

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**Q3. Your Full Name** Sophie Banks

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**Q4. Your Street Address** 409-1033 Cook street

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**Q5. Your email address (optional)** not answered

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**Respondent No:** 5

**Login:** Anonymous

**Responded At:** Jul 06, 2025 10:30:00 am

**Last Seen:** Jul 06, 2025 10:30:00 am

**Q1. What is your position on this proposal?** Support

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**Q2. Comments (optional)**

Honestly such a good proposal. It looks like this proposal will bring forwards a variety of commercial and residential options for people looking to live and work in the city. I like the blend of office with residential, ground floor offices aren't really the best, but i think they will work here. This is so much better than what is there right now how could anyone complain. Go forwards with it!

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**Q3. Your Full Name** Joe Schulze

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**Q4. Your Street Address** 2654 Mount Stephen Ave

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**Q5. Your email address (optional)**

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**Respondent No:** 6

**Login:** Anonymous

**Responded At:** Jul 08, 2025 19:12:39 pm

**Last Seen:** Jul 08, 2025 19:12:39 pm

**Q1. What is your position on this proposal?** Oppose

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**Q2. Comments (optional)**

This area is or will be overbuilt. Not enough parks or green-space.

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**Q3. Your Full Name** Peter Ropchan

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**Q4. Your Street Address** 910-1100 Yates Street

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**Q5. Your email address (optional)**

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**Respondent No:** 7  
**Login:** Anonymous

**Responded At:** Jul 12, 2025 13:05:25 pm  
**Last Seen:** Jul 12, 2025 13:05:25 pm

**Q1. What is your position on this proposal?** Oppose

**Q2. Comments (optional)**

We are writing as residents and owners of Unit 1203 at 1100 Yates Street (Nest) to provide our comments on the proposed development by Jawl Properties at 1101 Yates Street. We appreciate the opportunity to contribute to this important community discussion. We want to express our support for many aspects of the proposal. The inclusion of below-market rental units, a daycare facility, and a thoughtfully designed mixed-use layout is a welcome addition to our neighbourhood. We also appreciate the attention given to the building's design and landscaping, which will enhance the area's livability. We are strong supporters of densification in Victoria and understand the need for increased housing and mixed-use development. However, this growth should occur within the framework of the Official Community Plan (OCP), which, while not regulatory, provides important guidance for zoning and development decisions. The OCP reflects a carefully considered vision for balanced growth, and it should remain a meaningful reference point in evaluating rezoning proposals. We are concerned about the unit mix and sizing. The proposal includes a high number of studio units, which seem unnecessary given the current surplus following recent Airbnb legislation. Meanwhile, the proposed 3-bedroom units—at just 950 square feet—appear too small to comfortably house a typical family. As a family of three who lived in a 900-square-foot, 2-bedroom unit, we know firsthand how tight that space can be. We encourage the developer to reduce the number of studio units and reallocate space to create more functional, family-sized homes. We are also very concerned about the proposed height of 21+ storeys—more than 9 storeys above the 12-storey height envisioned for this location in the current OCP. While the OCP does not set enforceable limits, it provides a framework that helps shape zoning bylaws and community expectations. The current zoning for this site will require a rezoning application, and we believe that any such application should respect the intent of the OCP. The Starlight development across Cook Street is slated for a 20-storey tower, and this side of Cook was intentionally designated for 12 storeys to create a step-down transition to the lower-rise residential blocks beyond. This proposal disregards that intent. Rather than acting as a transition, it exceeds the height across the street and risks setting a precedent that could shift the “step” further into the neighbourhood. Previously, we owned a unit in the Harris Green area, where we understood and accepted the potential for high-rise development. We chose to purchase our current home based on the OCP's guidance, believing we would be on the edge of the high-rise zone—not directly impacted by it again. This concern is not about preserving our view; we fully expected a building of similar scale to Nest to be built at the 1101 Yates property. What we did not anticipate was a tower of this magnitude being proposed in direct contradiction to the OCP's guidance. At 12 storeys, Nest—along with Haven and the adjacent commercial property—already represents a successful example of mixed-use planning. This grouping includes residential units, commercial space, and a daycare. Haven also introduced a unique homeownership program to improve affordability—an approach that aligns with Victoria's housing goals. Given this context, we respectfully urge City Council and the developer to revise the proposal to better align with the Official Community Plan. A reduction in height and a reconfiguration of unit sizes would preserve the integrity of the neighbourhood while still supporting the city's goals for density and livability. Thank you for the opportunity to provide input on this important development.

**Q3. Your Full Name** T-Jay Creamer & Tina Derix

**Q4. Your Street Address** 1203 - 1100 Yates Street

**Q5. Your email address (optional)**



**Respondent No:** 8  
**Login:** Anonymous

**Responded At:** Jul 15, 2025 22:20:15 pm  
**Last Seen:** Jul 15, 2025 22:20:15 pm

**Q1. What is your position on this proposal?** Support

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**Q2. Comments (optional)**

I attended the presentation this evening at Paul Phillips Hall regarding the new development proposal. I thought that their plan was very well thought out, the building looks beautiful, and it will be an iconic addition to our neighbourhood. As a parent of a 10 year old who will soon be attending Central Middle School, I value the thought of my kid growing up in a vibrant, thriving community. The childcare facility looks like it will be a lovely and an important addition. The fact that BCGEU would be moving their headquarters across the street from me is also awesome. I have absolutely no problem with the 21 story size of the building, in fact if anything I think they should make it taller. Our city is growing and we need density. The fact that over 50% of the units are family friendly 2-3 bedrooms of rental space is exactly what our community needs. Before I was fortunate enough to purchase a townhouse, I too was a renter, and I know how challenging this city can be for people (young families especially) competing in a market of near 0% vacancy rates. I was also very happy to hear that there will be a traffic light / proper crosswalk going into the View/Cook intersection. My wife and I have had to tell our kid to never step foot in that intersection, and I think with more people and density on that corner that it will be a necessity. My only suggestion is that I feel that if our city is going to accommodate this increasing density we are going to need a better transit system. Busses without dedicated lanes can only do so much. I throw my full support behind a tram or other rail-type system connecting our city together, like this one proposed by BC Transit 15 years ago: <http://www.coreybunger.ca/2010/06/bc-transit-talks-its-future/> Feel free to contact me for any further questions. And also I apologise that my pearl-clutching NIMBY neighbours sent you (probably passive aggressive) feedback regarding this project. Build it!!!

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**Q3. Your Full Name** Benjamin Martin

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**Q4. Your Street Address** 4-1119 View Street

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**Q5. Your email address (optional)**

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**Respondent No:** 9  
**Login:** Anonymous

**Responded At:** Jul 18, 2025 11:36:48 am  
**Last Seen:** Jul 18, 2025 11:36:48 am

**Q1. What is your position on this proposal?**

**Other (please specify)**

I respect the value of a mixed commercial, residential, and service development at the subject property. (Even better would be the inclusion of a pool/rec space to replace our local YMCA.) I strenuously object to the proposed number of stories/the height of the West Building. Liveability -- shopping, dining, walking from work, recreating, chatting with people on the street -- in one's neighbourhood means lingering in the spaces that feel open to the sun and to the sky. I want my neighbourhood to be teeming with people of all ages, enjoying its benefits. I know this neighbourhood well; I know where people linger, and I know where they hustle onwards. We don't linger in the spaces where buildings are above 12-15 stories, and we most linger in spaces of 1 to 6 stories. One is oppressed by anything higher. Please respect the long-term liveability of this neighbourhood by protecting the sense of openness to the sky.

**Q2. Comments (optional)**

not answered

**Q3. Your Full Name**

Deanne Schultz

**Q4. Your Street Address**

202-1033

**Q5. Your email address (optional)**

not answered



**Respondent No:** 10

**Login:** Anonymous

**Responded At:** Jul 19, 2025 20:33:38 pm

**Last Seen:** Jul 19, 2025 20:33:38 pm

**Q1. What is your position on this proposal?**

**Other (please specify)**

I feel I need more information about the plans for the commercial spaces in particular before forming an opinion

**Q2. Comments (optional)**

I see there is a plan to create licensed childcare as part of this proposal. I want to express that it is absolutely critical that this childcare be mandated to accommodate infants and toddlers under 3 yrs old. This must be a requirement because it's more profitable to run age 3-5 centres so many childcare providers will go that route unless mandated otherwise. There are lots of 3-5yr daycares around but very few centres that are licensed for infants and toddlers, which makes it extremely difficult to find licensed care for this younger age group. This keeps parents (mothers in particular) out of the workforce, weakens the local economy and contributes to a multitude of other barriers for families that are too long to list here. There is already a childcare centre opening across the street (Fuelling Brains Academy) that only accommodates kids age 3-5 and we don't need another identical centre in the same block. I would also like to suggest that the developers keep noise in mind when designing the plans for these buildings. I live across the street at 1115 Johnson St and the courtyard is designed in such a way that severely amplifies sound from the street level and the courtyard itself. It is possible to hear an entire conversation being had in the dog run below, 6 storeys up. Please consider adding more green space and landscaping to the development as this would help muffle sound and add needed greenery in an otherwise fairly barren and shadeless area. Finally, I have high hopes for the commercial spaces. The commercial spaces at the Chard complex across the street are disappointing (fast food chain restaurants: fried chicken and Pizza Pizza). It'd be nice if there was a way to ensure more interesting, local, independent businesses could thrive in this space - perhaps some form of rent control or a bid process? Victoria downtown is really losing its character fast and putting in better, more affordable commercial spaces would help with this.

**Q3. Your Full Name**

Tobi Reid

**Q4. Your Street Address**

1115 Johnson Street

**Q5. Your email address (optional)**



**Respondent No:** 11

**Login:** Anonymous

**Responded At:** Jul 22, 2025 10:30:43 am

**Last Seen:** Jul 22, 2025 10:30:43 am

**Q1. What is your position on this proposal?** Oppose

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**Q2. Comments (optional)**

Sets a precedent for future development in area contrary to the OCP.

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**Q3. Your Full Name** Luis Grilo

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**Q4. Your Street Address** 308 - 1100 Yates Street

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**Q5. Your email address (optional)** not answered

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**Respondent No:** 12

**Login:** Anonymous

**Responded At:** Jul 22, 2025 15:09:59 pm

**Last Seen:** Jul 22, 2025 15:09:59 pm

**Q1. What is your position on this proposal?** Support

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**Q2. Comments (optional)**

Nice to see a new development going in to utilize the underused space left by the old dealership. I see some concept drawings have crosswalks pictured. Will the intersection of Cook Street / View Street see improvements such as crosswalks or signalization when this new development is put in? It is difficult to cross the street there (across Cook St) and at minimum it would be nice to see crosswalks go in with increased traffic (pedestrian and vehicular) expected. For the CRU cafe/restaurant, would be really nice to have a new restaurant or pub go in (if that is an option). Excited for the new buildings!

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**Q3. Your Full Name** Kristen Bacler

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**Q4. Your Street Address** 4 1159 View St

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**Q5. Your email address (optional)**

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**Respondent No:** 13

**Login:** Anonymous

**Responded At:** Jul 26, 2025 10:26:03 am

**Last Seen:** Jul 26, 2025 10:26:03 am

**Q1. What is your position on this proposal?** Oppose

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**Q2. Comments (optional)**

I do not support this development. I live in the Nest - at 1100 Yates Street, facing directly to the south where the proposed development is located. When we purchased this property in 2021 (pre-construction), we researched the zoning and bylaw restrictions for development in this area. If we had believed anything other than a 12 storey building would be constructed directly across the street from us, we would not have purchased this property. I understand that developers request waivers, but this one is for a 75% increase in the height of the structure. That is a massive deviation from the current zoning limit. I do not believe this is in the best interest of the neighbourhood. If the City of Victoria believes the height limit of buildings in this area should be changed, I suggest a more fulsome rezoning process takes place where residents can participate and voice their concerns. We knew there would be development at 1101 Yates street when we purchased our property in 2021 at the Nest. We would never have considered the purchase if we had anticipated the City of Victoria approving the construction of a 21 storey property directly across the street from us. Thank you for including my concerns in this process.

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**Q3. Your Full Name** Elizabeth Grilo

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**Q4. Your Street Address** 308 - 1100 Yates Street

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**Q5. Your email address (optional)**

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**Respondent No:** 14

**Login:** Anonymous

**Responded At:** Jul 27, 2025 12:12:37 pm

**Last Seen:** Jul 27, 2025 12:12:37 pm

**Q1. What is your position on this proposal?** Support

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**Q2. Comments (optional)**

I support this development as we desperately need more housing in this city. I am willing to put up with the noise to give more people the opportunity to continue living in our beautiful city.

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**Q3. Your Full Name** Kayleigh Martin

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**Q4. Your Street Address** 4-1119 View Street

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**Q5. Your email address (optional)**

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**Respondent No:** 15

**Login:** Anonymous

**Responded At:** Jul 27, 2025 12:41:26 pm

**Last Seen:** Jul 27, 2025 12:41:26 pm

**Q1. What is your position on this proposal?** Support

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**Q2. Comments (optional)**

Like the proposed development and feel that it is appropriate for this location.

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**Q3. Your Full Name** Lawrence Philip Martin

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**Q4. Your Street Address** 828 Rupert Terrace, Suite 604, Victoria

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**Q5. Your email address (optional)**

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**Respondent No:** 16

**Login:** Anonymous

**Responded At:** Jul 27, 2025 12:50:19 pm

**Last Seen:** Jul 27, 2025 12:50:19 pm

**Q1. What is your position on this proposal?** Support

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**Q2. Comments (optional)**

The city needs well planned proposals creating higher density housing such as this one.

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**Q3. Your Full Name** Verlie Martin

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**Q4. Your Street Address** 604 - 828 Rupert Terrace V8W0A7

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**Q5. Your email address (optional)**

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**Respondent No:** 17

**Login:** Anonymous

**Responded At:** Jul 27, 2025 23:17:49 pm

**Last Seen:** Jul 27, 2025 23:17:49 pm

**Q1. What is your position on this proposal?** Oppose

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**Q2. Comments (optional)**

The proposed building is way too tall; I live at 1100 Yates at am south-facing. The building would obstruct our entire building's view of the mountains, ocean, and Beacon Hill Park. Our building is 12 floors, the building on the other side of Cook St (View and Cook) is I believe 16 floors, which would make this building not only look out of place, but increase the density of the area including pedestrian traffic, cars, etc. I had someone attend the in-person meeting on my behalf, and the developers were unable (or unwilling) to provide a clear answer on what a scaled-back version of this proposal would be (aka not 21 storeys high). The amount of construction in the area would mean continuous construction occurring on all corners of Yates and Cook for years. Although I understand the need to build more "dense" buildings to accommodate more homes, 21 storeys (with the top floor being an architectural design piece and not for housing), not only changes the skyline and blocks views, but it does not go with the neighbourhood. There is no other building as tall as that for several blocks. I would like my suggestion of making the building not a tall main tower, and having the building cover more surface area (i.e. wider not taller). I would also like to ass that as a BCGEU Union Member I strongly oppose their "sponsorship" of this project.

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**Q3. Your Full Name** Jessa Broeren

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**Q4. Your Street Address** 1100 Yates Street

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**Q5. Your email address (optional)**

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